

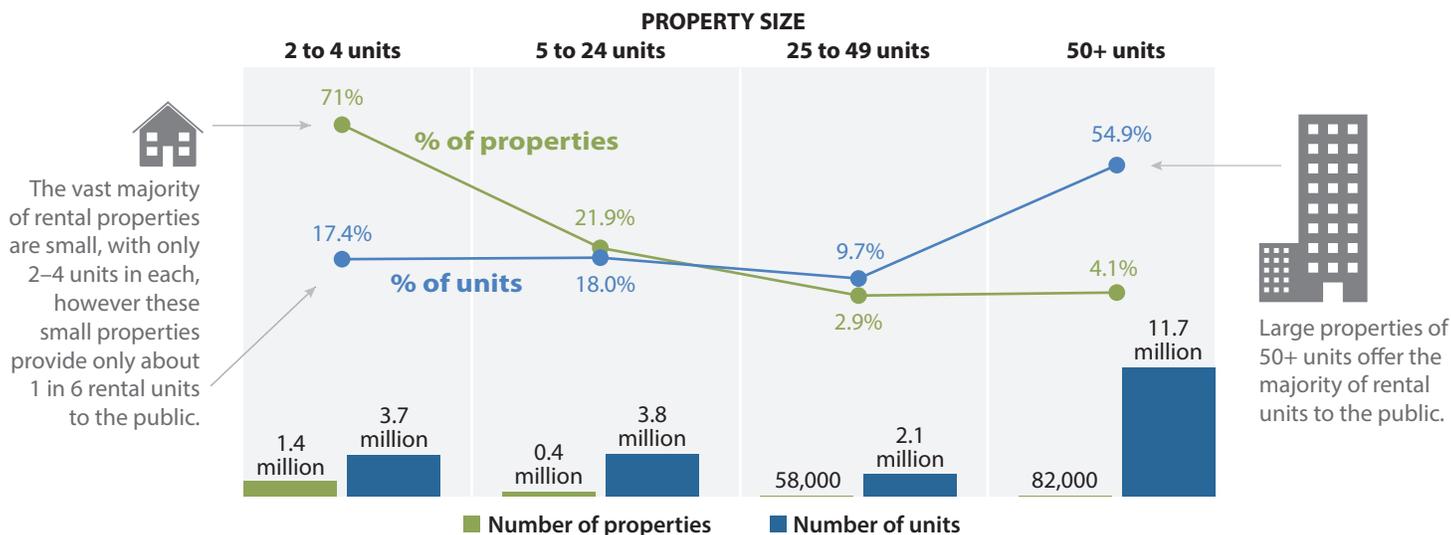


# The Rental Housing Finance Survey

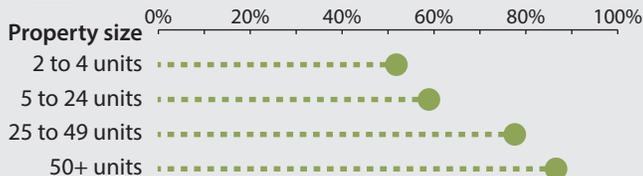
Measuring the Financial Health of America's Rental Housing Property Market: 2012

The U.S. Rental Housing Finance Survey provides a snapshot of the financial health of multifamily rental housing. This information is used to guide the development of policies for multifamily housing, especially for housing groups of particular concern, such as the elderly, or low income families. Property owners, or managers, provide detailed financing information, such as purchase price and mortgage rates, in addition to information on property characteristics, such as the number of rental units, amenities available, rental income and property costs.

HUD publishes these figures in aggregate -- at the national level -- protecting the privacy of individual entities, while providing businesses involved in multifamily development, ownership and management detailed information on the financing options used by similar entities in the United States, as well as benchmarks on capital and operating expenditures, rental income, and the structure and design of properties.



## Percent of Properties With a Mortgage

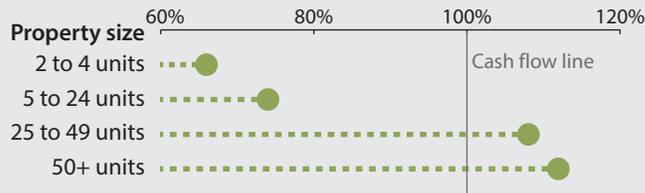


Owners of large properties are more likely to have an existing mortgage...



## Median "Debt Service Coverage Ratio"

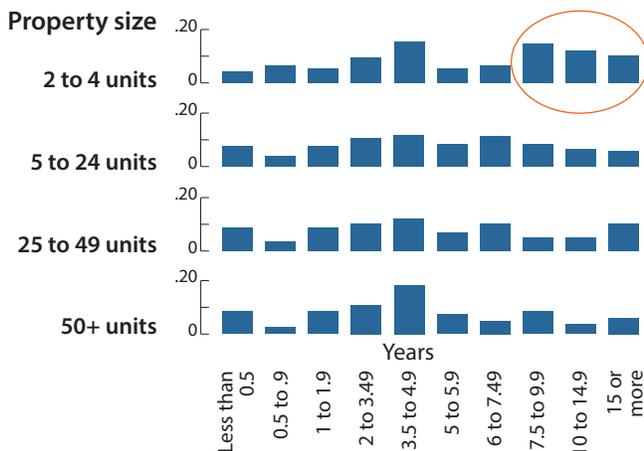
Net operating income / mortgage payments



...however, large properties are far more likely to generate the income to cover their monthly bank payments.

## Gross Rent Multiplier = Price / Annual Scheduled Gross Rent

Answering the question: How many years would it take to pay back the purchase price if the property realized full occupancy, but no expenses?



More small properties have a long expected pay-back period.